

**680 WORCESTER STREET
PROPOSED WAIVER LIST
JUNE 1, 2016**

ZONING BYLAW

SECTION II A. SINGLE FAMILY DISTRICTS (R10)

REQUIRED: One-Family Dwelling in SR10 – Single Residence Zoning District

PROPOSED: Multi-family rental project consisting of 20 units (15 market rate and 5 affordable) under M.G.L. c. 40B with parking and appurtenances as shown in accompanying plans (the “Multi-family Project”)

SECTION XVI RESTRICTIONS AFFECTING ALL DISTRICTS

REQUIRED: Construction of other than single- or two-family buildings per Section XVIA (Project Approval) and Section XXV (Special Permit)

PROPOSED: Multi-family Project per M.G.L. c. 40B Comprehensive Permit process

SECTION XVIA PROJECT APPROVAL FOR PROJECTS OF SIGNIFICANT IMPACT

REQUIRED: Design Review, Site Plan Review and Special Permit

PROPOSED: ZBA review through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

SECTION XVIB INCLUSIONARY ZONING

REQUIRED: Provide affordable housing or cash contribution for Projects of Significant Impact under Section XVIA (Project Approval)

PROPOSED: Provide affordable units per Multi-family Project and Comprehensive Permit

SECTION XVIC DRAINAGE REVIEW

REQUIRED: Review by DPW and Planning Director of grading and drainage plans and other materials as may be required in accordance with local specifications

PROPOSED: ZBA review through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

SECTION XVII TREE PROTECTION & PRESERVATION

REQUIRED: Submission of Tree Protection & Mitigation Plan for review and approval by Building Commissioner and/or Planning Board in accordance with local specifications

PROPOSED: ZBA review and approval of Landscaping Plan through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

SECTION XVIII.B AREA REGULATIONS/RATIO OF BUILDING TO LOT AREA

REQUIRED: 4,000sf

PROPOSED: 9,213sf (excluding garage outside the building foundation and entrance canopy)

SECTION XIX YARD REGULATIONS

REQUIRED: Front Yard 30'; Side Yard 20'; Rear Yard 20'

PROPOSED: Front Yard 11.3' (6.6' to entrance overhand); Side Yard 19.7'; Rear Yard 10.2'

SECTION XX HEIGHTS OF BUILDINGS

REQUIRED: 45' or 3 stories

PROPOSED: 48.6' (based on existing average ground grade of 148.3')

SECTION XXI OFF-STREET PARKING

REQUIRED: Parking Plan approved by the Building Commissioner and/or Planning Board with local specifications for setbacks, quantity of spaces, design, construction, landscaping, screening and administration including no tandem spaces;

PROPOSED: ZBA review and approval of Site Plan through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including 32 parking spaces, some tandem spaces;

SECTION XXII DESIGN REVIEW

REQUIRED: Signage and Project Approvals (Section XXIIA) reviewed by Design Review Board

PROPOSED: ZBA review and approval of Site Plan and Signage Plans through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

SECTION XXIIA SIGNS

REQUIRED: Design Review Board, Building Commissioner and/or ZBA review of quantity, location and design of signs per local specifications

PROPOSED: ZBA review and approval of Site Plan and Signage Plans through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

SECTION XXIID RETAINING WALLS

- REQUIRED: Special Permit and Design Review requirements and 10' setback from the property line if retaining wall greater than 4' height
- PROPOSED: ZBA review and approval of Site Plan including retaining wall specifications through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including a 0' setback from the westerly property line for up to 11' 6" tall retaining wall

RULES AND REGULATIONS FOR TREE PRESERVATION AND PROTECTION

- REQUIRED: Tree Preservation, Protection, Replanting, Removal, Bond and Banking approved by Building Commissioner or Planning Board in accordance with local regulation
- PROPOSED: Landscaping plan reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

DPW MUNICIPAL STORMWATER DRAINAGE SYSTEM RULES AND REGULATIONS

- REQUIRED: Storm water management approved by DPW in accordance with local regulation
- PROPOSED: Storm water management reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

DPW SEWER RULES AND REGULATIONS

- REQUIRED: Sewer connection, construction and fees pursuant to DPW Sewer Rules And Regulations
- PROPOSED: Sewer connection, construction and fees reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including fee waiver for affordable units

BOARD OF HEALTH REGULATIONS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS

- REQUIRED: Subsurface Sewage Disposal System construction and specifications pursuant to Board of Health Regulations for Subsurface Sewage Disposal Systems.
- PROPOSED: Subsurface Sewage Disposal System construction and specifications reviewed and approved by Board of Health in accordance with state law and regulations (Title 5).

DPW WATER RULES AND REGULATIONS

- REQUIRED: Water connection, construction and fees pursuant to DPW Water Rules And Regulations.
- PROPOSED: Water connection, construction and fees reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including fee waiver for affordable units